

**APRIL 15, 2014 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 4**

ITEM # 5

PURPOSE

To consider amending the site plan for The Charles Agency, Inc. regarding rezoning application Z-149 (O’Neil Developments, Inc) of 1989, for property located in Land Lot 413 of the 19th District, on the west side of Powder Springs Road, south of Macland Road.

BACKGROUND

The subject property was rezoned to General Commercial (GC) for a restaurant in 1989. Since the 1989 rezoning case, a portion of the restaurant lot was developed for an assisted living facility by the adjacent property owner. In 2012 the site plan was amended for a dental office, which was not built on this property. The applicant would like to amend the approved site plan to use the existing house for an Allstate Insurance. The insurance office will be open Monday through Friday from 9:00 a.m. to 6:00 p.m., and from 10:00 a.m. to 1:00 p.m. on Saturdays. There will be 4 to 5 employees at this office. If approved, all other zoning stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan amendment.

STAFF COMMENTS

Water and Sewer: Continued use of septic system allowable with approval of Environmental Health Department.

ATTACHMENTS

Other Business Application, zoning stipulations, and proposed site plan.

#5

Application for "Other Business"

Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: April 15, 2014

Applicant: The Charles Agency, Inc.

(applicant's name printed)

Phone #: (678) 331-3000

Address: 1750 Powder Springs Rd., Suite 220, Marietta, GA 30064

E-Mail: rcharles@allstate.com

Sams, Larkin, Huff & Balli, LLP
Garvis L. Sams, Jr.

Address: 376 Powder Springs Street, Suite 100, Marietta, GA 30064

(representative's name, printed)

Phone #: (770) 422-7016

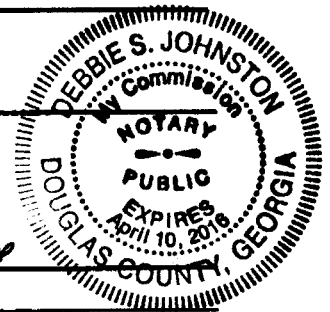
E-Mail: gsams@slhb-law.com

(representative's signature)

Signed, sealed and delivered in presence of:

Debbie S. Johnston
Notary Public

My commission expires: 04/10/2016



Titleholder(s): Debra Corn Poston, Executrix of The Estates of Billy Franklin Corn & Patricia Ann Corn
(property owner's name printed)

Phone #: (404) 822-0216

Address: 2232 Rosemoore Walk, Marietta, GA 30062

E-Mail: dposton@medquest.com

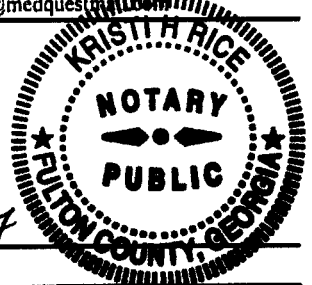
Debra Poston

(Property owner's signature) Debra Corn Poston, Executrix

Signed, sealed and delivered in presence of:

Kristi H. Rice
Notary Public

My commission expires: 10/8/17



Commission District: Cupid (4)

Zoning Case: Z-149 (1989)

Date of Zoning Decision: June 19, 1990

Original Date of Hearing: June 20, 1989

Location: 1784 Powder Springs Road, Marietta, GA

(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 413

District(s): 19th

State specifically the need or reason(s) for Other Business: To amend the previously approved site plan.

(List or attach additional information if needed)

003 COUNTY GEORGE
FIELD OFFICE

07-01-2007 14:26:19

~~ROBE COUNTY ZONING DIVISION~~



N/F
MACLAND POINTE STATION LLC
DB 15031 PG 4247
TAX ID# 19041400110
ZONED NS

N/F
TCWVC PROPERTIES, INC.
DB 14926 PG 5233
TAX ID# 19041300050
ZONED GC

N/F
HCP SH ELP3 PROPERTIES LLC
DB 15001 PG 5253
TAX ID# 19041400120
ZONED GC

CHCP SH EL P3 PROPERTIES LLC
N/F
DB 15001 PG 5253
TAX ID# 19041400120
ZONED GC

SITE ADDRESS:
1784 POWDER SPRINGS ROAD
MARIETTA, GA. 30064
TAX ID # 19041300060

LEGEND

G/C - BACK OF CURB
BL - BUILDING LINE
CNC - CONCRETE
DR - DRIVE
DB - DEED BOOK
L - LAND LOT
LL - LAND LOT LINE
PB - PLAT BOOK
PG - PAGE

PROPOSED IMPROVEMENTS SHOWN SOLID LINES
EXISTING IMPROVEMENTS ARE DASHED LINES

UW - RIGHT OF WAY
SW - SIDEWALK

GENERAL NOTES:

1. PROPERTY ZONED GC TO REMAIN AS PER CASE Z-149(1989) & OTHER BUSINESS #5(2012).
2. EXISTING ONE STORY BRICK TO BE USED AS INSURANCE OFFICE.
3. EXISTING DRIVE TO BE CONVERTED AS SHOWN TO PROVIDE 3 STANDARD SPACES, 1 HANDICAP, & 1 INTO CARPORT.
4. PURPOSE FOR THIS PLAN IS TO AMEND THE SITE PLAN APPROVED IN 2012.
5. PROPERTY TO BE SERVED BY COUNTY WATER & EXISTING SEPTIC TANK SYSTEM.

PROPOSED PLAN

NOTE: THE PROPOSED PLAN PROPOSES AND ADDITIONAL 269 SQUARE FEET OF IMPERVIOUS SURFACE WITH THE REMOVAL OF 386 SQUARE FEET FOR A NET TOTAL OF 483 SQUARE FEET ADDED. THIS WILL INCREASE THE RUNOFF TO PWDYER SPRINGS ROAD BY 0.10 CUBIC FEET PER SECOND. NO DETENTION PROPOSED.

[illegible]

NOTE: ALL SURVEY DATA SHOWN WAS TAKEN FROM A PLAT OF THE SURVEY PREPARED FOR COLLATERAL INVESTMENT COMPANY OF ILLINOIS & PATRICIA CORN PROPERTY DATED 11-23-68 BY ROBERT WEAVER BLAW 465 AND RECORDED IN COBB COUNTY RECORDS IN PLAT BOOK 25 PAGE 84. NO FIELD WORK HAS BEEN PERFORMED BY P.L.C.A.

GRAPHIC SCALE IN FEET

EXHIBIT P1-AN-B02

RALSTON CHARLES

PLAT FOR BILLY & PATRICIA CORN
LAND LOT 413 19TH DISTRICT
COBB COUNTY,
GEORGIA
PB. 25 PG. 84
2ND SECTION
SCALE: 1"= 30'
DATE: 3-10-14

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING • ENGINEERING • LAND SURVEYING
3982 AUSTELL-POWDER SPRINGS ROAD • POWDER SPRINGS, GEORGIA 30127
Ph. (770) 455-2576 • Fax (770) 943-6912

COMP.	JOB.	2014-2015
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SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.

JOEL L. LARKIN

PARKS F. HUFF

JAMES A. BALLI

SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770•422•7016

TELEPHONE

770•426•6583

FACSIMILE

JUSTIN H. MEEKS

SLHB-LAW.COM

March 11, 2014

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Other Business Application of The Charles Agency, Inc. regarding Rezoning
Application Z-49 (O'Neil Developments, Inc.) of 1989
Property located in Land Lot 413 of the 19th District, 2nd Section, Cobb County, GA

Dear John:

This firm has been engaged by and represents The Charles Agency, Inc. concerning the above-captioned Other Business Application. In that regard, enclosed please find the Application; the requisite number of copies of the site plan; a check for the filing fee in the sum of Three-Hundred Dollars (\$300.00); and, the underlying documentation and correspondence relative to the original rezoning in 1989 and a subsequent Other Business Application approval (2012).

From an historical perspective, the subject property was originally rezoned to General Commercial (GC) for a restaurant in 1989. However, that proposed development never came to fruition. Then, in 2012, an Other Business Application was filed (OB #5) for the purposes of the ultimate construction of offices for Atlanta West Family Dentistry. However, likewise, that development did not occur on the site with the subject property remaining undeveloped.

With respect to the current Application, The Charles Agency, Inc. is desirous of moving its offices from the nearby Publix Shopping Center to the subject property. The Allstate Agency will have between 4-5 employees and its hours of operation will be from 9:00 a.m. until 6:00 p.m. Monday through Friday and from 10:00 a.m. until 1:00 p.m. on Saturdays with the business being closed on Sundays.

COBB COUNTY GEORGIA
FILED IN OFFICE
2014 MAR 11 PM 12:49
COBB COUNTY ZONING DIVISION

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

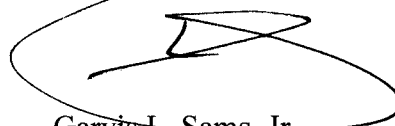
VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
March 11, 2014
Page 2

We have requested that the hearing for this Application be on April 15, 2014. Please let me know when the notification signage is prepared so that I can ensure that the subject property is properly posted. In the interim, please do not hesitate to call should you have any questions whatsoever regarding these matters. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP

A handwritten signature in black ink, appearing to be "Garvis L. Sams, Jr.", enclosed within a large, loopy oval shape.

Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS/dsj

Enclosures

cc: Mr. Ralston Charles (via email w/attachments)
Mr. M. Carlyle Kent (via email w/attachments)

page
①

Application for Rezoning COBB COUNTY

(type or print clearly)

Application No. 2-149
Hearing Date 7-20-89

O'Neill
Applicant Developments, Inc. Business Phone 426-0331 Home Phone _____
Glen S. Long Address 1850 Parkway Place, Suite 920, Marietta, GA 30067

(representative's name, printed)

Glen S. Long Business Phone 426-0331 Home Phone 252-0633

(representative's signature)

Titleholder Eunice Nell Stevens Business Phone none Home Phone 422-6528
Signature Eunice Nell Stevens Address 1796 Powder Springs Rd Marietta, Ga.
(attach additional signatures, if needed)

Zoning Request From R-20 To GC
(present zoning) (proposed zoning)

For the Purpose of restaurant Size of Tract 0.710 acre(s)
(subdivision, restaurant, warehouse, apts., etc.)

Location 1796 Powder Springs Road
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 413 & 476 District 19th, 2nd section

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are no ☒ there are ☐ such assets. If any, they are as follows: _____

Glen S. Long
Applicant's Signature

FOR OFFICIAL USE ONLY

Recommendation of Planning Commission 7-20-89 Planning Commission recommended approval of this application subject to: 1) building to be one story traditional in style; 2) landscape plan to be submitted during plan review; 3) Cobb DOT comments; 4) Water and Sewer comments; 5) Development Control comments; 6) area in Land Lot 476 to remain as R-20 to act as buffer; 7) per site plan submitted. Motion by Vansant, second by Jones, carried 5-0.

Stanley A. Vansant Chairman

Board of Commissioners' Decision: Board of Commissioners approved application as recommended by the Planning Commission. VOTE: 3-2, Burton and Powell opposed.

Other Business Item of 6-19-90 Continued On Next Page.....

Philip L. Secrist Chairman

Application for Rezoning COBB COUNTY

Page
2

(type or print clearly)

Application No. 2749
Hearing Date 7-20-89

Applicant _____ Business Phone _____ Home Phone _____
Address _____

(representative's name, printed)

Business Phone _____ Home Phone _____
(representative's signature)

X Titleholder Patricia A. Conn Business Phone _____ Home Phone 427-2915
Signature _____ Address _____
(attach additional signatures, if needed)

Zoning Request From _____ To _____
(present zoning) (proposed zoning)

For the Purpose of _____ Size of Tract _____ acre(s)
(subdivision, restaurant, warehouse, apts., etc.)

Location _____
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) _____ District _____

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are no ☐ there are ☐ such assets. If any, they are as follows: _____

Applicant's Signature

FOR OFFICIAL USE ONLY

Recommendation of Planning Commission _____

_____. Chairman

Board of Commissioners' Decision _____

Philip L. Seerist Chairman

COBB COUNTY BOARD OF COMMISSIONERS
COBB COUNTY PLANNING COMMISSION

Date of Application: _____

Date of Hearing: _____

Applicant's Name: O'Neill Development, Inc.

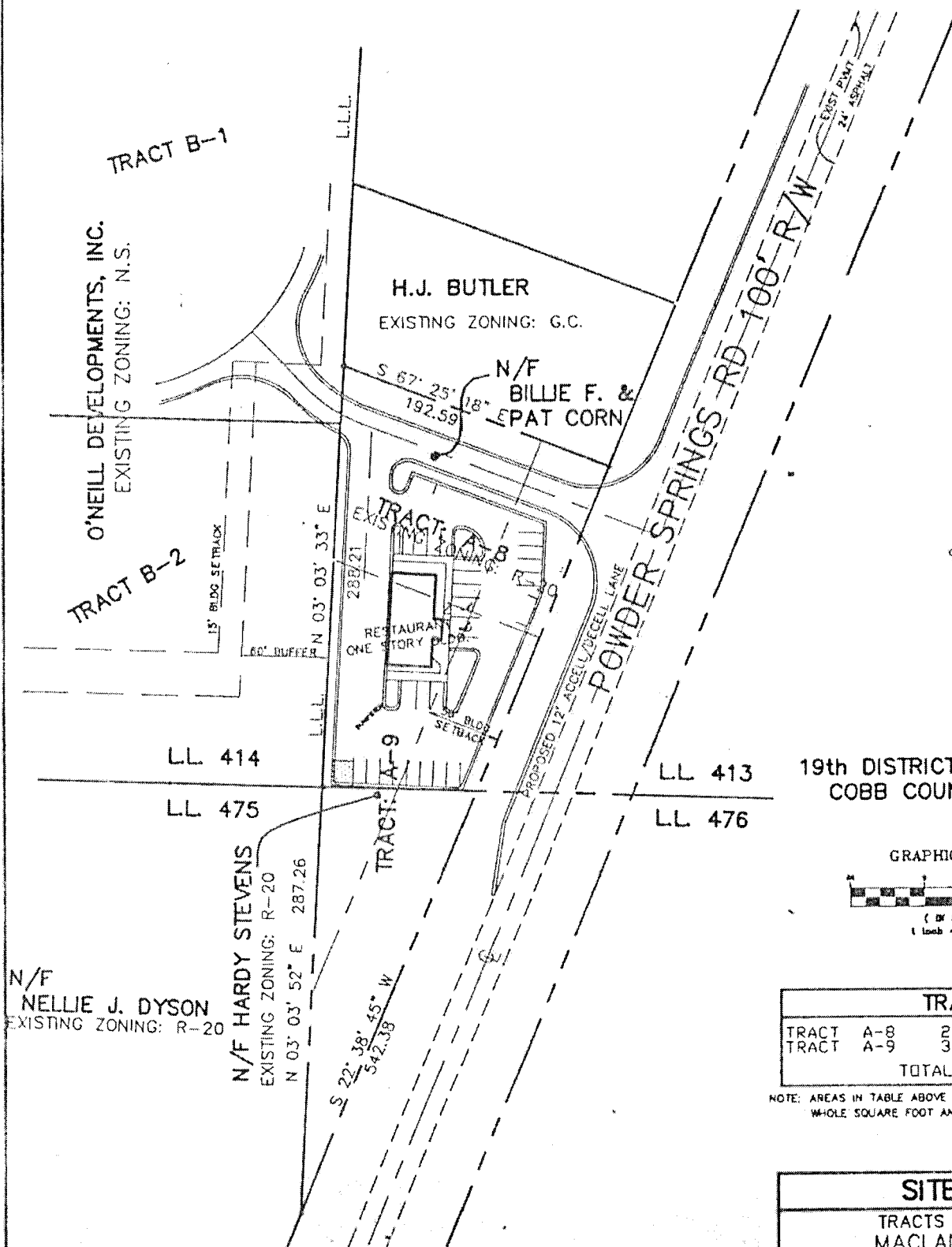
Recommendation of Planning Commission (Continued from Page 1)

Chairman.

Final Decision of Board of Commissioners (Continued from Page 1)

6-19-90 Other Business Item for rezoning from GC with stipulations to GC with amended stipulations for the purpose of Amending the Site Plan and Proposed Uses in Land Lot 413 of the 19th District. 5 acres. Located at the southwest corner of Macland Road and Powder Springs Road. Mark Danneman, Zoning Administrator, and Glen Long, applicant's representative, presented information regarding this petition. The Board of Commissioners **approved** amendment of site plan, therefore allowing removal of originally stipulated uses on the free standing site, and allowing a second access point on Powder Springs Road. The second access to be a shared access with tract A-5 as indicated on site plan; all other applicable stipulations to remain in force. Motion by Paschal, second by Smith, carried 3-0.

Philip L. Seibert Chairman



GRAPHIC SCALE



TRACT AREAS

TRACT A-8	21,343 SF	0.489 AC
TRACT A-9	30,939 SF	0.710 AC
TOTAL		1.199 AC

NOTE: AREAS IN TABLE ABOVE ARE ROUNDED DOWN TO THE NEAREST WHOLE SQUARE FOOT AND TO THE NEAREST 0.001 ACRE.

SITE PLAN

TRACTS A-8 AND A-9
MACLAND SPRINGS
SHOPPING CENTER

WELKER & ASSOCIATES, INC.



ENGINEERS

MARIETTA, GEORGIA

DRAWN: FJPH

TRACED: CAD

CHECKED:

DATE: JUNE 7, 1989

SCALE: 1" = 100'

SHEET: 1 OF 1

Application for Rezoning COBB COUNTY

page
3

(type or print clearly)

Application No. 2-149
Hearing Date 7-22-89

Applicant O'Neill
Developments, Inc. Business Phone 426-0331 Home Phone _____
Glen S. Long Address 1850 Parkway Place, Suite 920, Marietta, GA 30067

(representative's name, printed)

Glen S. Long

(representative's signature)

Business Phone 426-0331 Home Phone 252-0633

Titleholder Billy F. Corn Business Phone none Home Phone 427-2915

Signature Billy F. Corn Address 1784 Powder Springs Road, Marietta, GA

(attach additional signatures, if needed)

Zoning Request From R-20 To GC
(present zoning) (proposed zoning)

For the Purpose of restaurant Size of Tract 0.489 acre(s)
(subdivision, restaurant, warehouse, apts., etc.)

Location 1784 Powder Springs Road

(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 413 District 19th 2nd section

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are no ☒ there are ☐ such assets. If any, they are as follows: _____

[Signature]
Applicant's Signature

FOR OFFICIAL USE ONLY

Recommendation of Planning Commission _____

Chairman

Board of Commissioners' Decision _____

Chairman

Philip L. Seerist Chairman

AUGUST 20, 1996 ZONING HEARING
"OTHER BUSINESS"

ITEM #5

PURPOSE

BACKGROUND

To consider a site plan amendment for Griffith & Associates, Inc. regarding applications #73 of April 21, 1987 and Z-149 of July 20, 1989 (O'Neil Development) for property located at the southwest intersection of Macland Road and Powder Springs Road in Land Lots 413, 414 and 476 of the 19th District.

The majority of the shopping center is zoned GC and NS, subject to a site plan. The approved site plan is attached (ATTACHMENT A). The shopping center is developed with the exception of the southern portion which is approved for 48,300 sq. ft. The southern portion which is adjacent to Powder Springs Road is zoned GC, subject to a site plan for a 4,000 sq. ft. restaurant. This approved site plan is attached (ATTACHMENT B). The request would be to allow both site plans to be amended to allow for development as indicated on the proposed site plan (ATTACHMENT C). The proposed usage is for a 46 unit assisted living facility with plans for expansion with the total square footage not to exceed 47,000 sq. ft. The out parcel is being requested to be expanded to 5,000 sq. ft. The total square footage is not being increased and the proposed uses are allowed under the present zoning. The originally approved buffers and stipulations are not being changed. The request letter is attached for your review (ATTACHMENT D).

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners consider approval of the request, subject to the revised site plan submitted, and all other previously approved conditions/stipulations to remain in effect.

ATTACHMENTS

Shopping Center Approved Plan (ATTACHMENT A)
Out Parcel Approved Plan (ATTACHMENT B)
Proposed Plan (ATTACHMENT C)
Request Letter (ATTACHMENT D)

EXHIBIT "A"

*As shown in zoning
map of Cobb County
Georgia
By [unclear]*

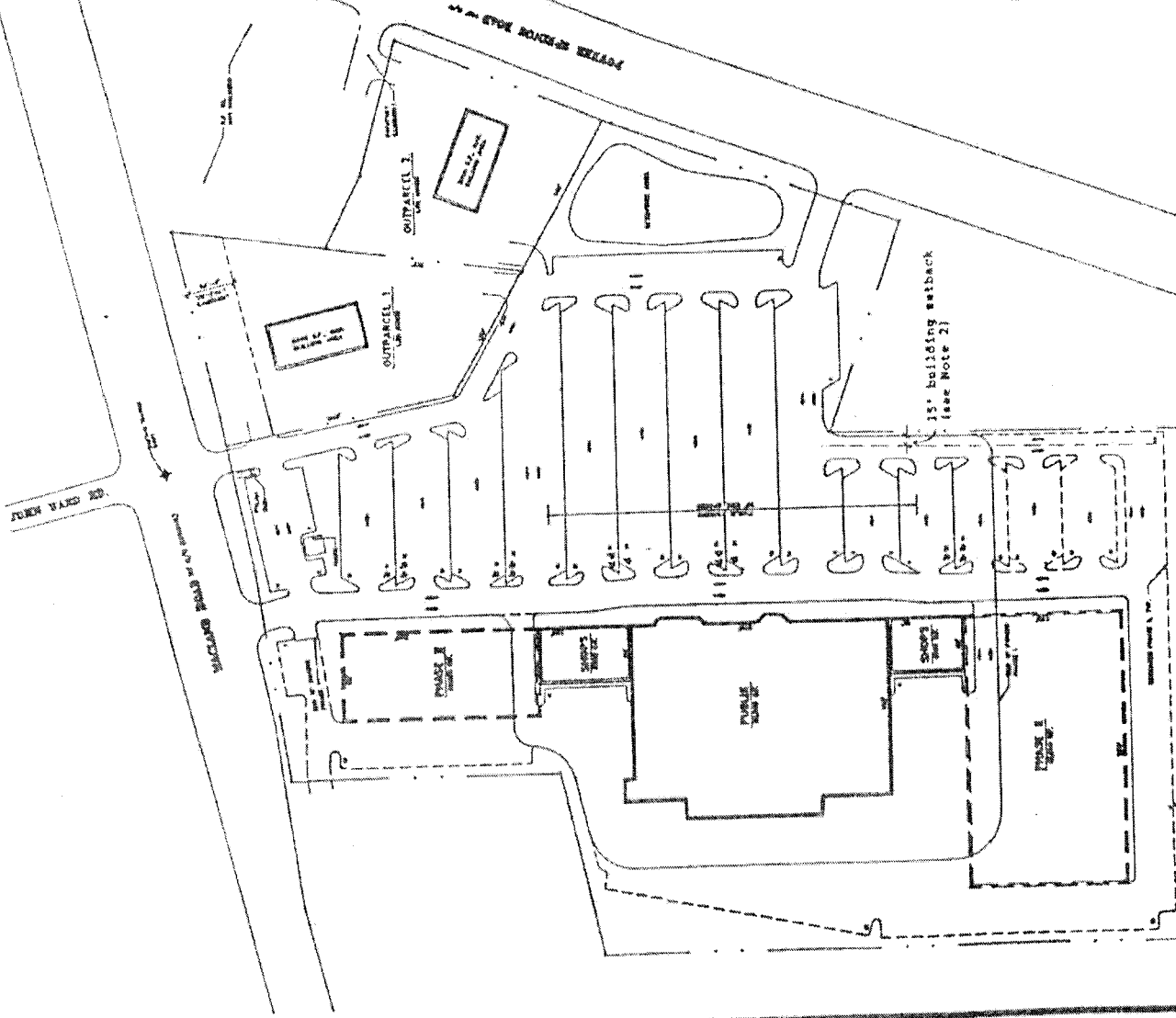
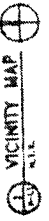
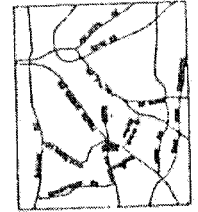
MACLAND POINTE
COBB COUNTY, GEORGIA
FOR
MACLAND POINTE LIMITED
JOB NO. 97041

ATTACHMENT A

Notes

1. Cobb County or Developer may construct sanitary sewer line in buffer area provided buffer plan criteria shown on Page 2 is met.
2. No buffer required because adjoining property is zoned commercial.

Building Area	10,000 sq. ft.
Lot Area	10,000 sq. ft.
Front Setback	10.00 ft.
Side Setback	10.00 ft.
Back Setback	10.00 ft.
Front Yards	10.00 ft.
Side Yards	10.00 ft.
Back Yards	10.00 ft.
Front Setback	10.00 ft.
Side Setback	10.00 ft.
Back Setback	10.00 ft.
Front Yards	10.00 ft.
Side Yards	10.00 ft.
Back Yards	10.00 ft.

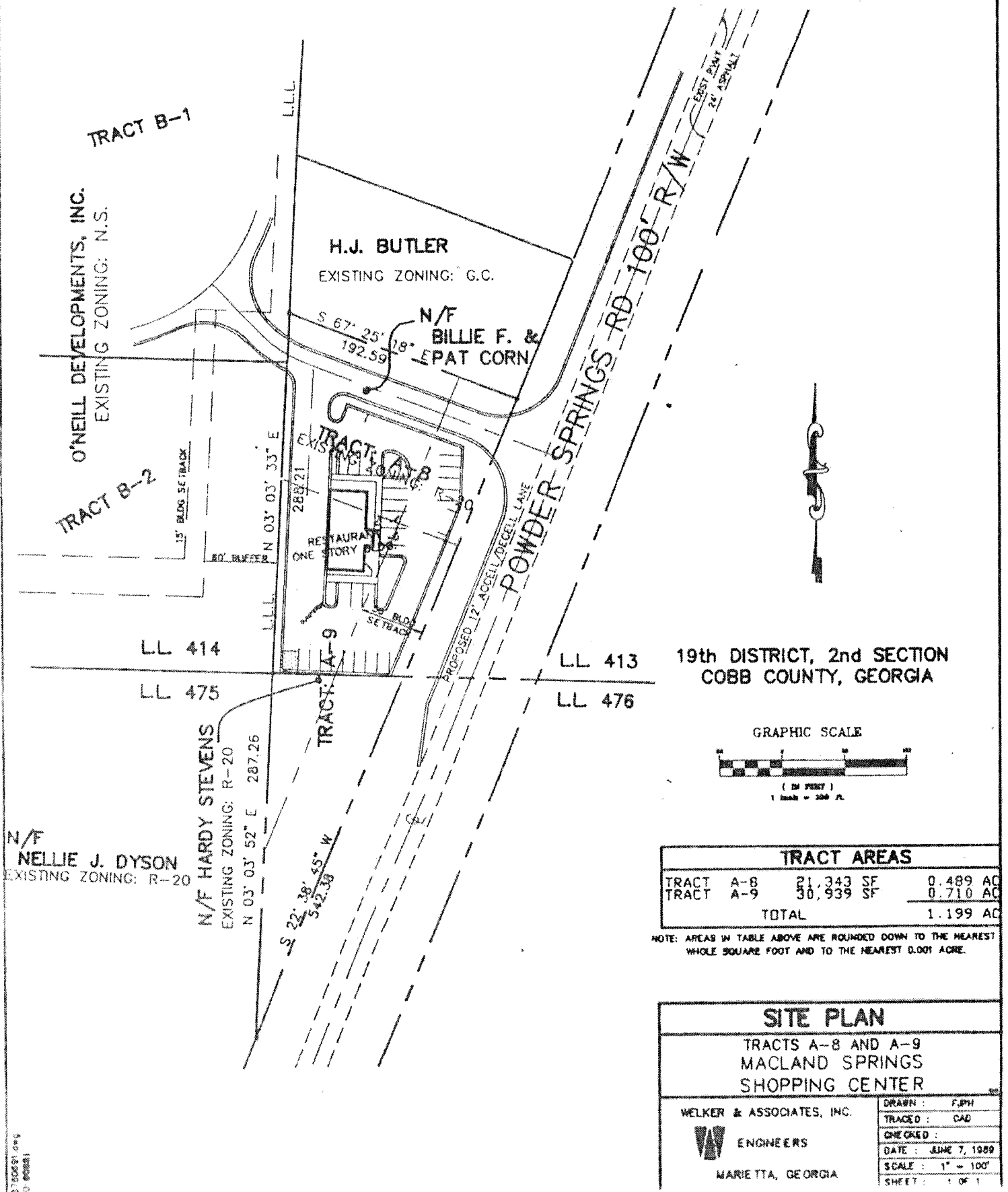


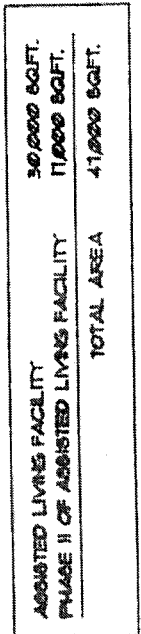
Cobb County sanitary sewer easement deed Book 5314, Page 532

Zoning buffer (see Note 1)

SITE PLAN

Scale: 1" = 100'





Page Two

The proposed minor site plan amendment that Macland Pointe Limited Partnership requests is for an outbuilding of 5,000 square feet on the property fronting on Powder Springs Road and an assisted living facility of up to 47,000 square feet on the prior "Phase III" piece. It is our opinion that this use makes for a good "step-down" use between the existing shopping center and the adjoining residentially zoned property. This use is consistent with N.S. and G.C. zoning in Cobb County.

I appreciate your consideration in this regard. We hope that this request will be looked upon favorably by the board.

Sincerely,
Macland Pointe Limited Partnership
By: Griffith & Associates, Inc.-General Partner

By: 
Robert S. Griffith, III-President

**MAY 15, 2012 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 4**

ITEM # 5

PURPOSE

To consider amending the site plan for Atlanta West Family Dentistry regarding rezoning application Z-149 (O'Neil Developments, Inc) of 1989, for property located in Land Lot 413 of the 19th District, on the west side of Powder Springs Road, south of Macland Road.

BACKGROUND

The subject property was zoned General Commercial (GC) for a restaurant in 1989. Since the 1989 rezoning case, a portion of the restaurant lot was developed for an assisted living facility by the adjacent property owner. The applicant would like to amend the approved site plan to develop a dental office on this lot. The proposed site plan and building architecture is attached for review. In order fit the building on the property, the applicant would need to encroach into the rear setback due to odd shape of the rear of the property. Cobb D.O.T. has submitted a recommendation encouraging interparcel access with one of the neighboring commercial properties. If approved, all other zoning stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan amendment.

Cobb D.O.T. strongly encourages interparcel access with adjacent properties.

ATTACHMENTS

Other Business Application, zoning stipulations, proposed site plan and proposed architecture.

OB 5

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

APR 10 2012

BOC Hearing Date Requested: 5-15-2012

Applicant: ATLANTA WEST Family DENTIST Phone #: 770-941-6979
(applicant's name printed)

Address: 1599 Mulkey Rd. Austell E-Mail: traviswatson@bellSouth

TIM WATFORD Address: 5525 Interstate North Pkwy, ATL.
(representative's name, printed)

[Signature] Phone #: 404-214-5200 E-Mail: tim@peacockpartnership.com
(representative's signature)

Signed, sealed and delivered in presence of:

Sandra E. Hammarlund My commission expires: January 30, 2015
Notary Public

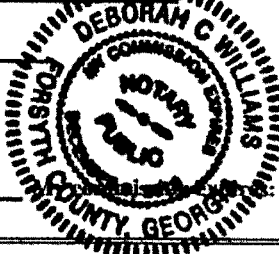
Titleholder(s): Debra Poston Phone #: 770-579-1942
(property owner's name printed)

Address: 2232 Rosemeade Way Marietta, GA 30062 E-Mail: dposton@medquestmail.com

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

Deborah C Williams 12/9/13
Notary Public



Commission District: 4 Zoning Case: Z-149

Date of Zoning Decision: 06-19-90 Original Date of Hearing: 07-20-89

Location: 1784 Powder Springs Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 413 District(s): 19

State specifically the need or reason(s) for Other Business: TO AMEND SITE PLAN

page
①

Application for Rezoning COBB COUNTY

(type or print clearly)

Application No. 2-149
Hearing Date 7-20-89

O'Neill
Applicant Developments, Inc. Business Phone 426-0331 Home Phone _____
Glen S. Long Address 1850 Parkway Place, Suite 920, Marietta, GA 30067
(representative's name, printed)
Glen S. Long Business Phone 426-0331 Home Phone 252-0633
(representative's signature)

Titleholder Eunice Nell Stevens Business Phone none Home Phone 422-6528
Signature Eunice Nell Stevens Address 1796 Powder Spring Rd Marietta, Ga.
(attach additional signatures, if needed)

Zoning Request From R-20 To GC
(present zoning) (proposed zoning)
For the Purpose of restaurant Size of Tract 0.710 acre(s)
(subdivision, restaurant, warehouse, apts., etc.)
Location 1796 Powder Springs Road
(street address, if applicable, nearest intersection, etc.)
Land Lot(s) 413 & 476 District 19th, 2nd section

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are no ☒ there are ☐ such assets. If any, they are as follows: _____

[Signature]
Applicant's Signature

FOR OFFICIAL USE ONLY

Recommendation of Planning Commission 7-20-89 Planning Commission recommended approval of this application subject to: 1) building to be one story traditional in style; 2) landscape plan to be submitted during plan review; 3) Cobb DOT comments; 4) Water and Sewer comments; 5) Development Control comments; 6) area in Land Lot 476 to remain as R-20 to act as buffer; 7) per site plan submitted. Motion by Vansant, second by Jones, carried 5-0.

[Signature] Chairman

Board of Commissioners' Decision: Board of Commissioners approved application as recommended by the Planning Commission. VOTE: 3-2, Burton and Powell opposed.

Other Business Item of 6-19-90 Continued On Next Page.....

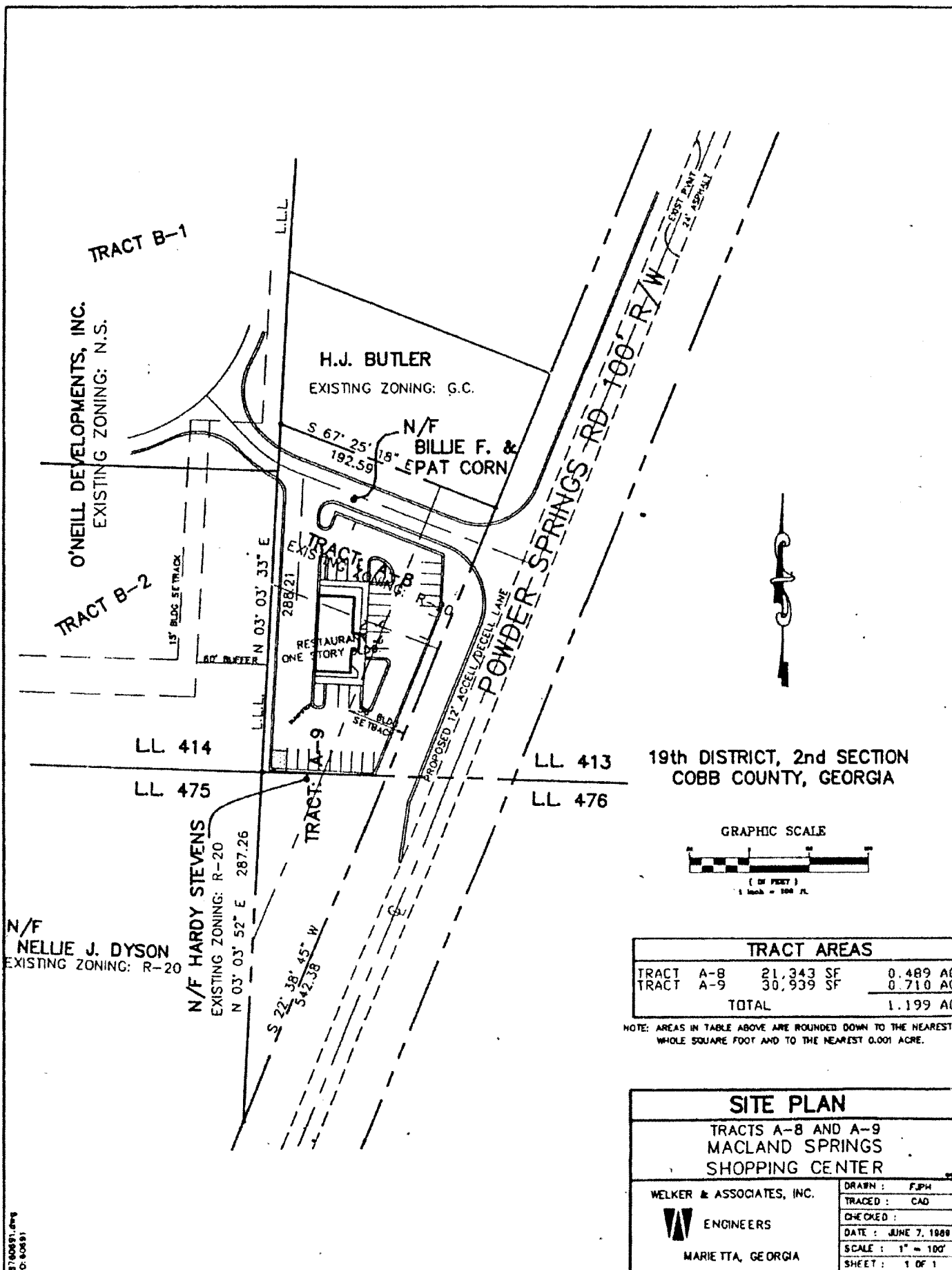
Philip L. Secrist Chairman

Date of Hearing: _____

Chairman.

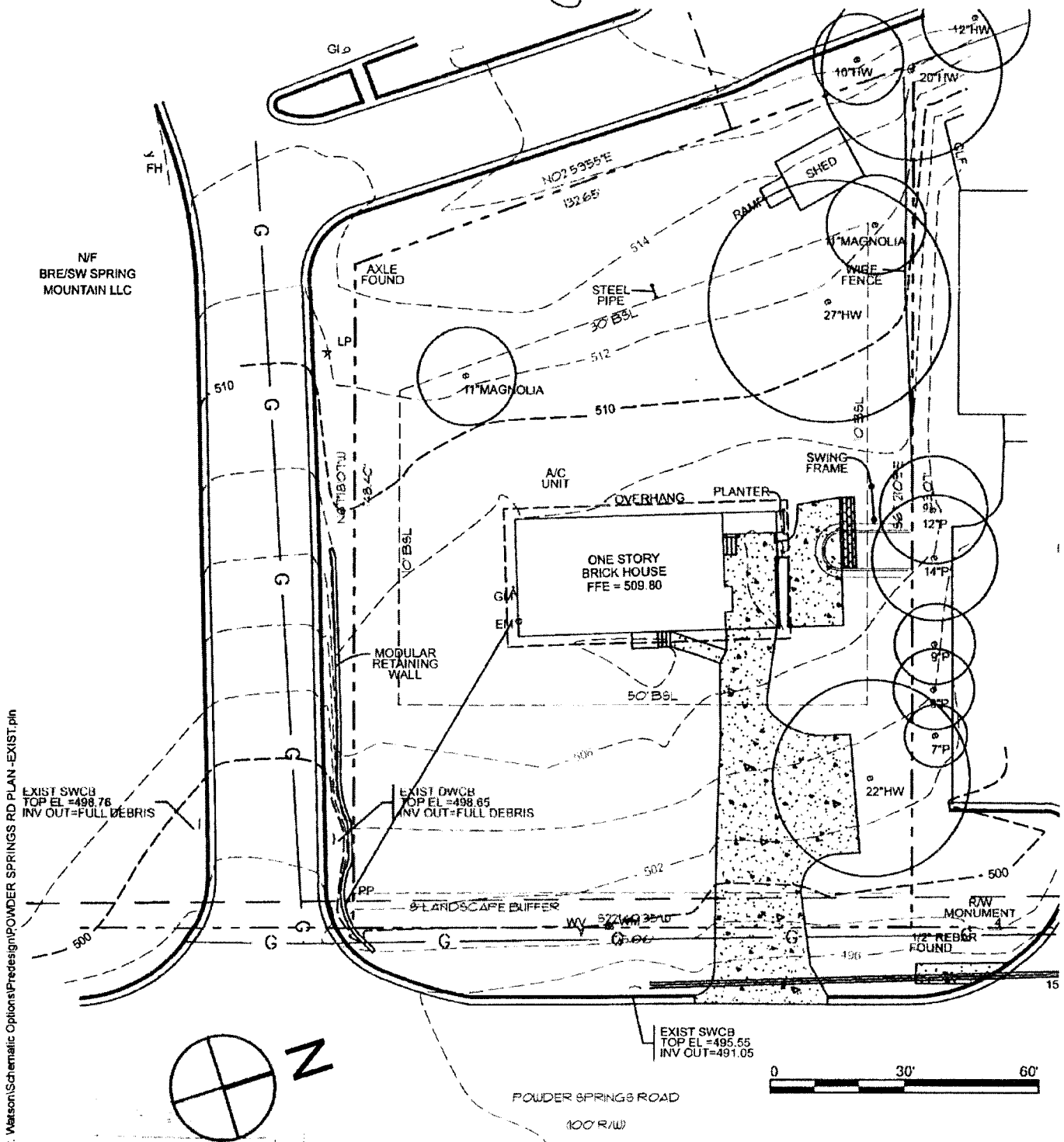
6-19-90 Other Business Item for rezoning from GC with stipulations to GC with amended stipulations for the purpose of Amending the Site Plan and Proposed Uses in Land Lot 413 of the 19th District. 5 acres. Located at the southwest corner of Macland Road and Powder Springs Road. Mark Danneman, Zoning Administrator, and Glen Long, applicant's representative, presented information regarding this petition. The Board of Commissioners **approved** amendment of site plan, therefore allowing removal of originally stipulated uses on the free standing site, and allowing a second access point on Powder Springs Road. The second access to be a shared access with tract A-5 as indicated on site plan; all other applicable stipulations to remain in force. Motion by Paschal, second by Smith, carried 3-0.

Philip L. Sargent Chairman



Existing

085



APR 10 2012

EXISTING SITE PLAN
1784 POWDER SPRINGS RD.

MARIETTA, COBB COUNTY, GA



PEACOCK
architects

J:\203 60.00 Dr. Watson\Schematic Options\Pre-design\POWDER SPRINGS RD PLAN-EXIST.pln

EXIST SWCB
TOP EL = 498.78
INV OUT = FULL DEBRIS

EXIST DWCB
TOP EL = 498.65
INV OUT = FULL DEBRIS

EXIST SWCB
TOP EL = 495.55
INV OUT = 491.05

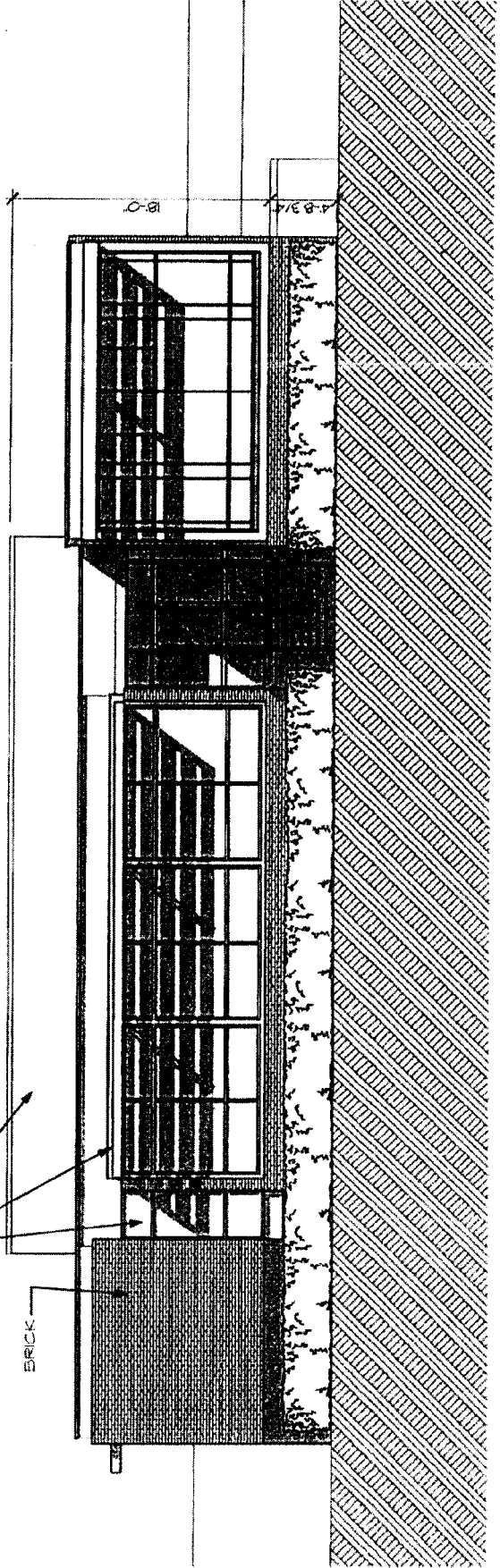
SCALE: 1" = 30'-0"

2/15/12

2-28

APR 10 2012

EIFS
SUN SHADE
ALUMINUM
STOREFRONT
BRICK



J:\203 60.00 Dr. Watson\Schematic Options\Pre-design\POWDER SPRINGS RD PLAN -16.pln

PROPOSED EAST ELEVATION

1784 POWDER SPRINGS ROAD

SCALE 3/32" = 1'-0"

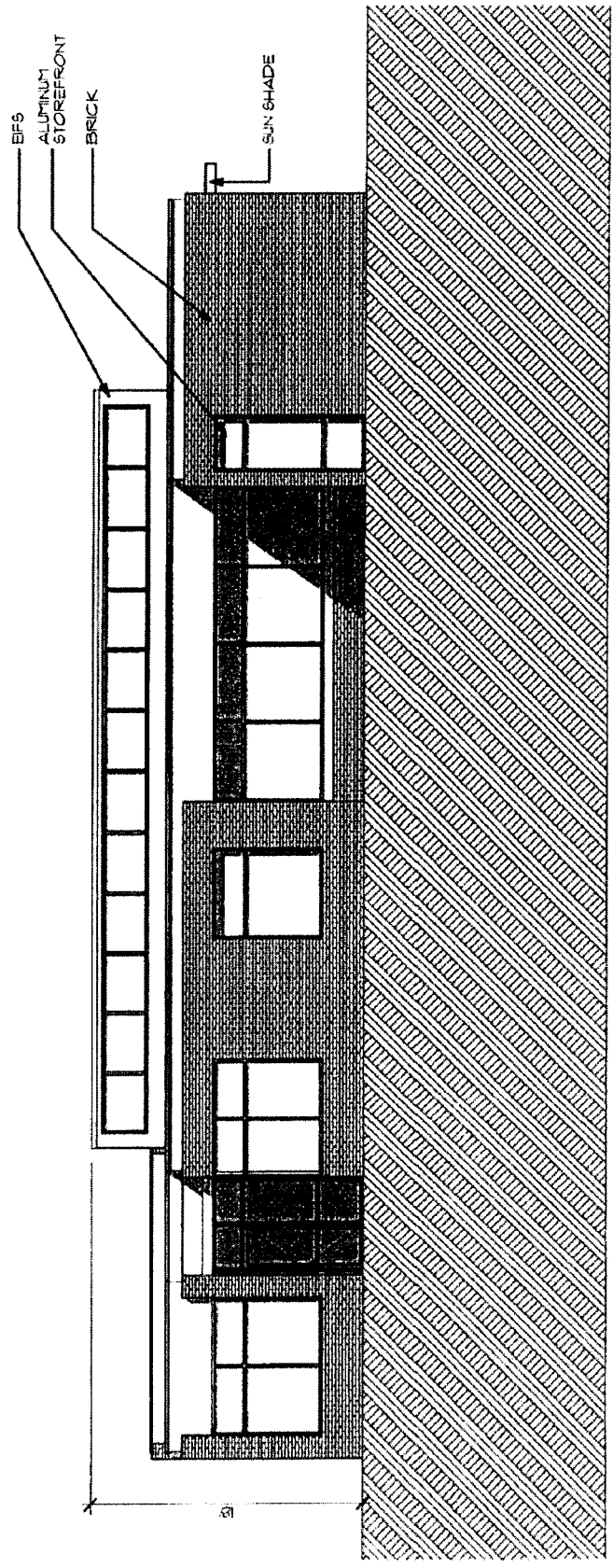
3.29.12



PEACOCK
architects

2-05

APR 10 2012



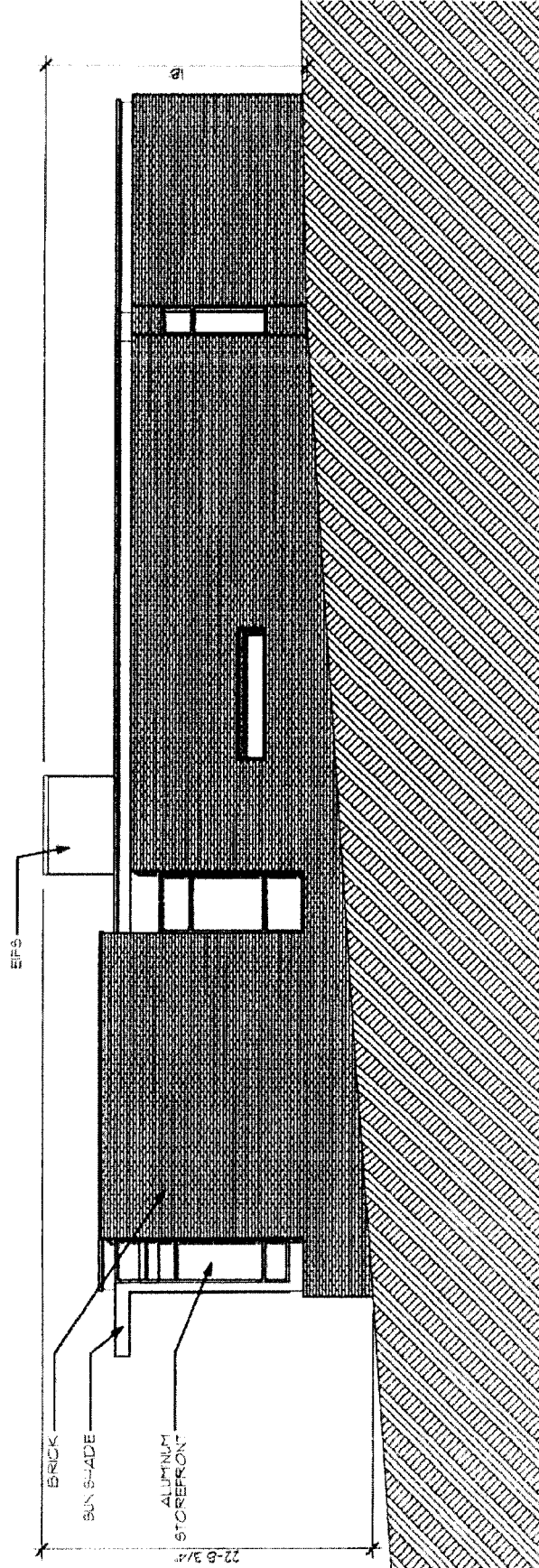
PROPOSED WEST ELEVATION

1784 POWDER SPRINGS ROAD

PEACOCK
architects

SCALE: 3/32" = 1'-0"

3/23/12



APR 10 2012

2.28

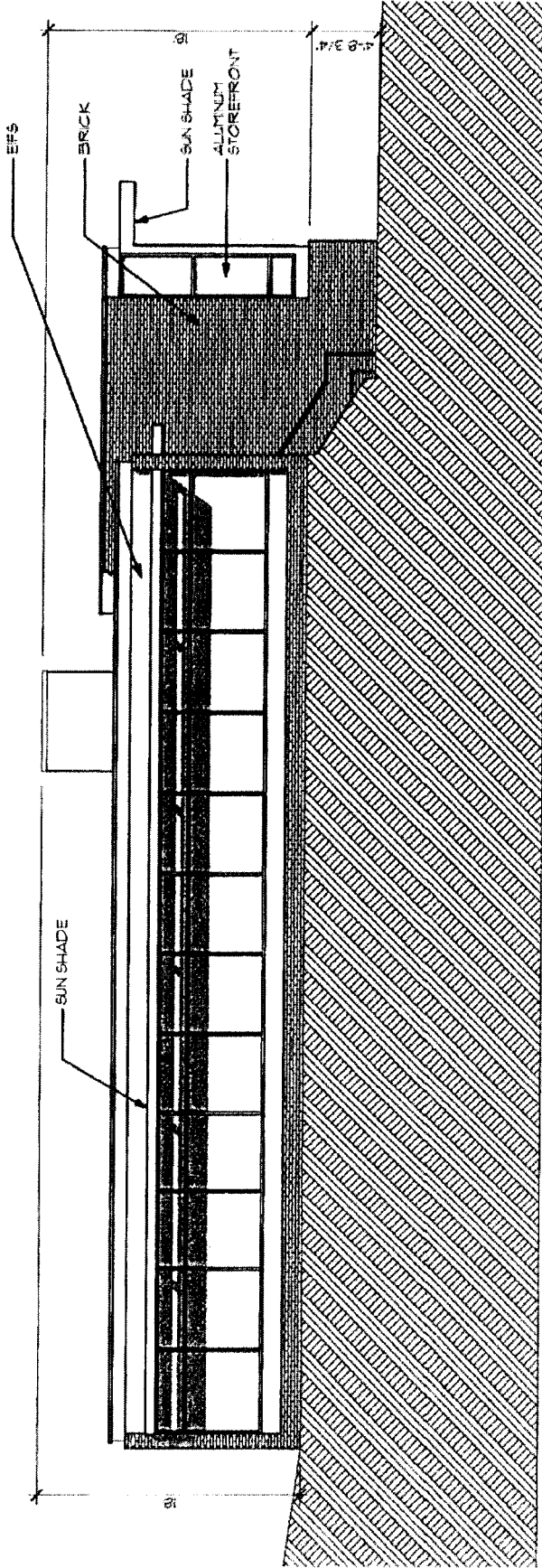
PROPOSED NORTH ELEVATION

1784 POWDER SPRINGS ROAD

SCALE: 3/32" = 1'-0"

3/29/12

PEACOCK
architects



APR 10 2012

SP-2
2-05

PROPOSED SOUTH ELEVATION

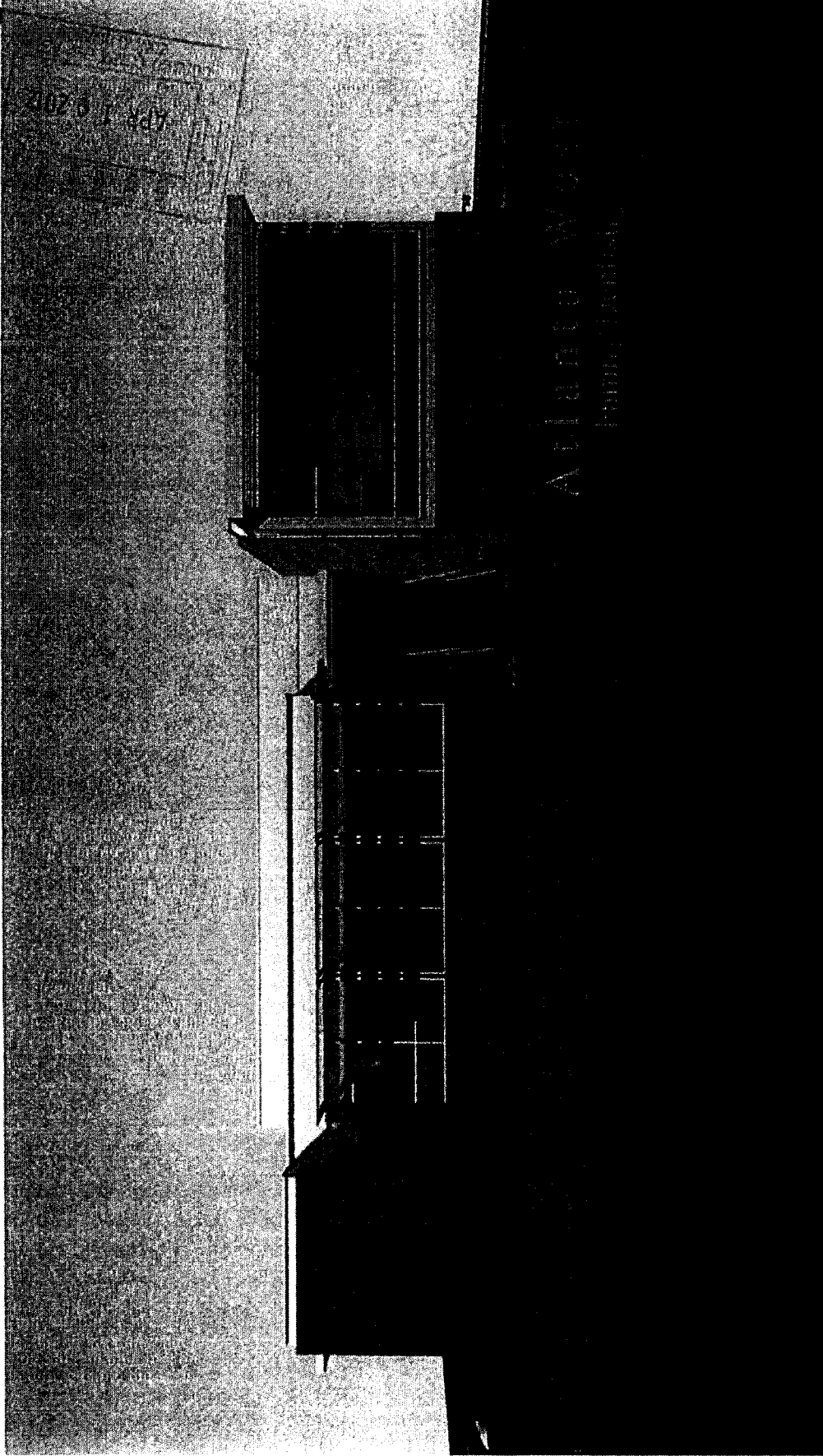
1784 POWDER SPRINGS ROAD

SCALE 3/32" = 1'-0"

3/29/12

PEACOCK
architects

50-2
1784



PEACOCK
architects

PROPOSED ELEVATION

1784 POWDER SPRINGS ROAD

04.11.12